

Ward 2



Planning and Development
Guidebook



Vision

A leading planning and development department dedicated to building Las Vegas into a world-class city.

Mission

Provide long-range planning, sustainability coordination, urban design, historic preservation and land-use application services to citizens, developers, businesses and visitors so they can benefit from orderly and environmentally sensitive growth and redevelopment.

Values

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence

Priorities

- Create relevant plans and documents they are internally consistent, understandable, and accessible.
- Implement the Strategic Plan for the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.
- Provide responsive, reliable customer service.
- Provide for and foster community involvement.
- Achieve professional excellence that is nationally, regionally and locally recognized.
- Adhere to the American Institute of Certified Planners Code of Ethics and Professional Conduct.

Contact Information

General Information: 229-6301

Historic Preservation: 229-5260

Public Information Office: 229-2343

Admin. Fax: 474-7463

Administration

This division provides the senior management leadership, financial and human resource management, technological support and public information for the department. The director and deputy director lead the department's efforts to fulfill the city's and the department's strategic plan. The division's staff is responsible for the department's fiscal management and staffing requirements. Critical technological advances, updates and solutions including GIS, Hansen and web-based departmental information and support are made in this division and coordinated with the city's Information Technology Department. The public information office, in coordination with the city's Office of Communications, ensures that the programs and processes of the department are shared with the department's core customers and the overall community.

Margo Wheeler, AICP

Director 229-6352

Tom Perrigo, AICP

Deputy Director..... 229-2127

Rene Carlsen

Senior Technical Systems Analyst..... 229-6886

Denise Kaplan

Senior Management Analyst..... 229-6253

Rebecca Smith

Administrative Secretary..... 229-6353

Fax..... 474-7463



Case and Public Planning

The divisions manage and process the land use applications that are filed with the city. These applications are the first step in the project development process for residential, commercial or mixed-use projects. They also manage the application process for tenant improvements as well as home improvements, as required.

During the application review process, this division ensures that a proposed project meets the city's planning principles, zoning code and design and development standards.

Responsibilities

- Land Use and Zoning Information to Customers
- Land Use Applications
- Planning Commission Staff Support
- City Council Staff Support
- Final Maps/Tentative Maps/Parcel Maps
- Title 19 Zoning Ordinance (Codes)
- Title 18 Subdivision Ordinance (Codes)
- Permit/Plans Review
- Design Review
- Sign Permits
- Temporary Commercial Permits
- Home Occupation Permits
- Addressing
- Field Inspections

Planning Manager:

Doug Rankin, AICP.....229-5408

Planning Supervisor:

Field/Plan Check

Peter Lowenstein, AICP229-4693

Planning Supervisor:

Front Counter Team

Peter Lowenstein, AICP.....229-4693

Planning Supervisor:

Case Planning

Steve Gebeke, AICP.....229-5410

Fax.....385-7268/474-0352

Long-Range Planning

This division provides the long range planning, historical preservation and statistical analysis services for the city. This team solicits and guides the public's input as the community envisions its neighborhoods and the city. These are expressed and documented in the various planning documents.

Master Plan 2020

- Community Design Element
- Conservation Element
- Historic Properties Preservation Plan Element
- Housing Element
- Land Use Element
- Parks & Recreation Element
- Population Element
- Public Buildings Element
- Public Safety Element
- Recreational Trails Element
- School Facilities Element
- Transit Element
- Transportation Trails Element
- Water Element

Special Area Plans

- Beverly Green/Southridge Neighborhood Plan
- Centennial Centre Plan
- Centennial Hills Sector Plan
- Cliffs Edge (Providence) Development Agreement
- Cliffs Edge (Providence) Development Plan and Design Guidelines
- Downtown Centennial Plan
- Downtown North Land Use Plan
- Enterprise Park
- Floyd Lamb Park Master Plan
- Kyle Canyon Development Agreement
- Kyle Canyon Development Standards and Design Guidelines
- Grand Canyon Village
- Grand Teton Village
- Iron Mountain Ranch
- John S. Park Neighborhood Historic District Design Guidelines
- John S. Park Neighborhood Plan
- Las Vegas Redevelopment Plan
- Las Vegas Technology Center Phase 1
- Las Vegas Technology Center Phase 2
- Lone Mountain
- Lone Mountain West
- Montecito Town Center
- Northwest Equestrian Park Plan
- Northwest Open Space Plan
- Rancho Charleston
- Scenic Byway Plan
- Spectrum
- Summerlin Development Standards
- Sun City Summerlin
- Torrey Pines
- Town Center Development Standards
- Union Park
- Upper Las Vegas Development Report
- West Las Vegas Plan

Staff assigned to this division coordinate and interface with regional and federal agencies and planning bodies such as the Southern Nevada Regional Planning Coalition and the Bureau of Land Management (BLM). The division leads the coordination and administration effort of the BLM land disposal program.

Planning Manager Flinn Fagg, AICP..... 229-4848
Planning Supervisor Andy Reed, AICP..... 229-6301
Historic Preservation Officer..... Courtney Mooney 229-5260
Urban Design Coordinator..... Yorgo Kagafas, AICP..... 229-6196
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Council Ward 2

The population in Council Ward 2 increased by 226 percent between 1990 and 2000. The population increase was due primarily to the development of Summerlin and The Lakes/Peccole Ranch. The population growth has continued (+30.5%) since 2000 as Summerlin east of the 215 Beltway approaches build out and Ward 2 (and Summerlin West) expanded west of the beltway. The population became older during the decade with those over 65 years of age showing the greatest rate of increase. Household composition changed as non-family households increased by 5.8 percent while the percentage of married couple households decreased 10.1 percent. Ward 2 population became more diverse between 1990 and 2000 with the Asian population showing the greatest rate of increase at 500 percent followed by the Hispanic population at 420 percent.



The level of educational attainment increased slightly for high school graduates and substantially for college graduates. The rate of college graduates in Ward 2 increased by one-third between 1990 and 2000. As in 1990, income in 2000 was approximately 40 percent greater than the overall City median. The rate of

residents with below poverty level income decreased during the decade and was once again well below the level for the City. The unemployment rate was also well below the City average.

The zoning for Ward 2 is indicative of the large share of the ward that belongs to planned communities (especially Summerlin). With slightly more than 60 percent of the acreage allocated to planned community development, these master planned communities will drive the future face of Ward 2. There is a significant amount of vacant, developable land in Ward 2, 31 percent of the total vacant, developable land in the city of Las Vegas. Housing prices have skyrocketed in Ward 2, even when compared to the tremendous price appreciation elsewhere in the city of Las Vegas and Clark County. In the last eight years the mean sales price of single family homes has increased by 97.6 percent in Ward 2, as compared to 72.4 percent appreciation for the city and 72.2 percent for the county.

The development of Ward 2 in calendar year 2008 differed from past years where development was heavily residential in nature. There were no residential Site Development Reviews (SDR) in Ward 2 during 2008. However, Ward 2 showed substantial growth in two categories of SDR's as Public Uses and Non-Profit uses within the ward accounted for approximately one-third of all such acreage submitted for site plan development review within the city. Only about five percent of all residential permit valuation was attributable to Ward 2. Completed residential units in Ward 2 showed the same level of activity as permits with about five percent of the completed units in the city occurring there.



Demographics, Ward 2

	1990	2000
POPULATION	22,099	72,171
GENDER		
Male	49.0%	49.1%
Female	51.0%	50.9%
AGE		
Less than 18 years	22.4%	23.2%
18 to 64 years	67.9%	66.2%
65 years and greater	9.7%	10.6%
RACE AND ETHNICITY		
White	86.9%	76.0%
Black	3.8%	5.5%
Hispanic	5.3%	8.6%
American Indian	0.6%	0.4%
Pacific Islander	N/A	0.4%
Other	0.1%	0.2%
More than one race	N/A	2.8%
EDUCATIONAL ATTAINMENT		
(Persons 25+ years of age)		
High School Graduate	88.0%	91.4%
Bachelors Degree or Greater	23.5%	31.8%
MEDIAN HOUSEHOLD INCOME		
	\$43,782	\$62,886
HOUSEHOLD TYPE		
Family Households		
Married Couple	63.9%	53.8%
Male Head	2.7%	4.2%
Female Head	6.5%	9.5%
Non-Family Households	27.0%	32.6%
*Population as of 7/1/08 - 98,541		

Demographics, City Wide

	1990	2000
POPULATION	258,295	478,630
GENDER		
Male	50.5%	50.8%
Female	49.5%	49.2%
AGE		
Less than 18 years	24.8%	25.9%
18 to 64 years	64.9%	62.5%
65 years and greater	10.3%	11.6%
RACE AND ETHNICITY		
White	72.3%	58.1%
Black	11.2%	10.1%
Hispanic	12.1%	23.6%
American Indian	0.8%	0.5%
Pacific Islander	N/A	0.4%
Other	0.1%	0.1%
More than one race	N/A	2.5%
EDUCATIONAL ATTAINMENT		
(Persons 25+ years of age)		
High School Graduate	76.3%	78.5%
Bachelors Degree or Greater	13.4%	18.2%
MEDIAN HOUSEHOLD INCOME		
	\$30,590	\$44,069
HOUSEHOLD TYPE		
Family Households		
Married Couple	49.4%	48.3%
Male Head	5.0%	5.9%
Female Head	11.6%	12.2%
Non-Family Households	34.1%	33.5%
*Population as of 7/1/08 - 599,087		

Current Zoning

Zoning Classification	Acreage	Percent of Total Acreage	Percent Built
Commercial	543.3	3.0%	88.4%
Industrial	10.0	0.1%	
PC-PD	11,453.1	62.6%	35.4%
Public	620.3	3.4%	78.8%
Residential	3,451.0	18.9%	97.9%
Undeveloped	21.7	0.1%	
Right of Way	2,186.0	12.0%	
TOTAL	18,285.2	100.0%	

Mean Single Family Home Price

Year	Ward 2	City of Las Vegas	Clark County
1995	\$184,536	\$145,226	\$138,025
2000	\$226,598	\$179,163	\$181,822
2008	\$447,649	\$308,957	\$313,151

Summary of Site Plan Development Reviews, (SDR) Calendar Year 2008

Category	Ward 2		City of Las Vegas	
	SDR	Acreage	SDR	Acreage
Commercial	3	10.8	83	358.0
Non-Profit	1	12.9	6	44.9
Mixed Use	0	0.0	7	88.2
Multi-Family	0	0.0	14	107.9
Single Family	0	0.0	5	130.6
Public	5	110.1	20	349.3
Conversion	1	17.6	5	18.9
Cell Tower	15	7.5	70	40.9
TOTAL	25	158.8	210	1,138.7

Building Permits, Calendar Year 2008

	Ward 2		City of Las Vegas	
Category	Permits	Valuation	Permits	Valuation
Single Family New	56	\$ 5,754,088	994	\$ 62,414,209
Single Family Addition	35	\$ 1,204,600	258	\$ 4,891,940
Single Family Remodel	31	\$ 986,175	135	\$ 2,895,297
Multifamily New	3	\$ 5,486,016	6	\$ 146,542,405
Multifamily Remodel	0	\$ 0	3	\$ 623,000
Commercial New	15	\$35,994,101	118	\$ 143,624,263
Commercial Addition & Remodel	124	\$24,345,834	744	\$ 147,980,262
Pools & Spas	99	\$ 5,814,104	380	\$ 17,363,921
Public Remodel	0	\$ 0	1	\$ 485,000
Miscellaneous	192	\$ 5,491,766	1,318	\$ 69,264,956
TOTAL	555	\$85,076,684	3,957	\$ 596,085,254

Completed Projects, Calendar Year 2008

	Ward 2	City of Las Vegas
Single Family New	70	1,410
Single Family Addition	26	162
Single Family Remodel	25	124
Multifamily New	12	45
Commercial New	7	40
Commercial Addition & Remodel	95	633
Miscellaneous	13	204
TOTAL	248	2,618